

Prime 1099 (PCV) Form 1099							
Program Matrix							
Min FICO	Max Loan Amount	Max LTV/CLTV/HCLTV					
		Primary / 2nd Home			Investment		
		Purchase	Rate&Term	Cash-Out	Purchase	Rate&Term	Cash-Out
720	2,000,000	90*	85*	80*	85	80	75
	2,500,000	80	80	75	80	75	75
	3,000,000	75	75	70	75	75	70
	3,500,000	70	70	55	70	70	55
	4,000,000	70	70	50	N/A	N/A	N/A
700	1,500,000	90*	85*	80*	85	80	75
	2,000,000	85	85*	75	85	80	75
	2,500,000	75	75	70	75	75	70
	3,000,000	75	75	70*	75	70	65
	3,500,000	70	70	55	70	70	55
680	1,500,000	90*	85*	80*	85	80	75
	2,000,000	80	80	75	80	75	70
	2,500,000	75	75	70	75	70	65
	3,000,000	70	70	70*	70	70	65
660	1,000,000	80	80	80*	80	80	75
	1,500,000	80	80	75	80	75	75
	2,000,000	75	75	70	75	70	65
	2,500,000	70	70	65	70	70	65
*5% reduction to Max LTV/CLTV/HCLTV for 2nd Home Condo & 2-4 Units Max LTV/CLTV/HCLTV: 85% 2-4 Units for 2nd home not allowed Non-Arm's Length Transaction Max LTV/CLTV/HCLTV: 80% Non-Permanent Resident Alien Max LTV/CLTV/HCLTV: 80% Rural Max LTV/CLTV/HCLTV: Purchase 80% / Refinance 75% Declining Markets Max LTV/CLTV/HCLTV: Purchase 85% & Refinance 80% (Max Loan Amount \$2,000,000)							
Income Requirements							
IRS Form 1099	♦ 1-year or 2-years 1099 ♦ Fixed Expense Ratio of 10% ♦ YTD Documentation to support continued receipt of income from same source						

Prime 1099 (PCV)			
Form 1099			
General Requirements			
Product Type	<ul style="list-style-type: none"> ◆ 30-Yr Fixed ◆ 5/6 ARM 	Loan Amounts	<ul style="list-style-type: none"> ◆ Min. \$200,000 ◆ Max. \$4,000,000
Occupancy	<ul style="list-style-type: none"> ◆ Primary ◆ Second Home ◆ Investment 	Loan Purpose	<ul style="list-style-type: none"> ◆ Purchase ◆ Rate/Term ◆ Cash Out
Acreage	<ul style="list-style-type: none"> ◆ Property up to 20-acres 	Cash-In-Hand	<ul style="list-style-type: none"> ◆ Max Cash-In-Hand: Unlimited
ARM Detail	<ul style="list-style-type: none"> ◆ Index: SOFR 30 Day Average ◆ Caps: 2/1/5 ◆ Margin/Floor: 5.000% ◆ Qualifying Rate: Greater of Note Rate or Fully Indexed Rate (rounded to the nearest 0.125) 		
Property Type	<ul style="list-style-type: none"> ◆ Single Family / PUD / Condominiums / Rural ◆ 2-4 Units (Not allowed for 2nd Home) 		
Appraisals	<ul style="list-style-type: none"> ◆ FNMA Form 1004, 1025, 1073 with interior/exterior inspection. ◆ Appraisal review product required unless 2nd appraisal obtained. ◆ 2nd Appraisal required for loans > \$2,000,000. 		
Underwriting Requirements			
DTI	<ul style="list-style-type: none"> ◆ Max: 50% 	Housing History	<ul style="list-style-type: none"> ◆ 1x30x12
Minimum Borrower Contribution	<ul style="list-style-type: none"> ◆ Not required 	Credit Event Seasoning	<ul style="list-style-type: none"> ◆ BK/SS/DIL ≥ 36 Months ◆ FC ≥ 48 Months ◆ Loan Mod: None as long as 0x30x12
Interested Party Contributions (IPC)	<ul style="list-style-type: none"> ◆ Primary limited to 6% ◆ Second Homes limited to 6% ◆ Investment limited to 2% 	Prepayment Penalty – Investment Only	<ul style="list-style-type: none"> ◆ Prepayment periods up to 3-Years eligible ◆ 5% fixed on remaining loan balance
Gift Funds	<ul style="list-style-type: none"> ◆ 100% Gift funds are allowed for closing costs, down payments and reserves 		
Assets	<ul style="list-style-type: none"> ◆ Savings, checking, certificate of deposit, stock, retirement, life insurance cash value 		
Large Deposits	<ul style="list-style-type: none"> ◆ Source of large deposit is not required to be documented if the eligible assets on file is from US bank or brokerage accounts. 		
Cash-Out	<ul style="list-style-type: none"> ◆ 6 months title seasoning required for a cash-out, OR ◆ When the seasoning for a cash out is less than 6 months, the following must apply: <ul style="list-style-type: none"> - No other cash-out allowed within 6 months - If purchased within 6 months, appraisal value to be lower of purchase price or appraisal value. 		
Reserves	<ul style="list-style-type: none"> ◆ Primary & 2nd Home: <ul style="list-style-type: none"> - LTV/CLTV/HCLTV ≤ 75% AND Loan balance ≤ \$1MM: No reserves - LTV/CLTV/HCLTV > 75%: 4 months PI - Loan balance > \$1MM: 4 months PI ◆ Investment: <ul style="list-style-type: none"> - Loan balance ≤ \$1MM: 6 months PI - Loan balance > \$1MM: 9 months PI - Loan balance > \$2MM: 12 months PI ◆ No Additional reserves for each financed property (other than subject) ◆ Cash out net proceeds can be used for reserve requirement 		
Document Age	<ul style="list-style-type: none"> ◆ Income/Asset/Credit report must be dated within 90 days from closing ◆ Appraisal/prelim report must be dated within 120 days from closing 		
Credit Score	<ul style="list-style-type: none"> ◆ Representative Credit Score of the Primary Wage Earner is used to qualify ◆ To determine the Representative Credit Score, select the middle score when three (3) agency scores are provided and the lower score when only two (2) agency scores are provided ◆ In the event there are multiple Borrowers that earn identical income, the Representative Credit Score will be the higher score of the applicants 		
Tradelines	<ul style="list-style-type: none"> ◆ Min 2 reporting 24-months w/activity in last 12- months or ◆ 3 reporting 12-months w/recent activity. ◆ If any one of the borrowers has three (3) credit scores, the minimum tradeline requirement is waived ◆ Authorized accounts allowed <input type="checkbox"/> 		
Non-Arm's Length Transaction	<ul style="list-style-type: none"> ◆ Family sale requires recent 12 month mortgage history from the seller to verify the transaction is not a bailout. ◆ Max 80% LTV <input type="checkbox"/> 		
Escrows	<ul style="list-style-type: none"> ◆ HPML ◆ Flood Insurance <input type="checkbox"/> 		